107.0	0001	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,206,000 /	1,206,000
					USE VALUE:	1,206,000 /	1,206,000
					ASSESSED:	1,206,000 /	1,206,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEFANELLI RITA N
Owner 2:	
Owner 3:	
Street 1:	16 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KOEBELE LORYNE H TRUSTEE -
Owner 2:	LORYNE H KOEBELE TRUST -
Street 1:	16 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .385 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Clapboard Exterior and 4010 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16792.000	557,900	1,500	646,600	1,206,000
Total Card	0.385	557,900	1,500	646,600	1,206,000
Total Parcel	0.385	557,900	1,500	646,600	1,206,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.75 | /Parcel: 300.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68116
GIS Ref
GIS Ref
Insp Date 09/20/18

!8390!

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	557,900	1500	16,792.	646,600	1,206,000		Year end	12/23/2021
2021	101	FV	537,000	1500	16,792.	646,600	1,185,100		Year End Roll	12/10/2020
2020	101	FV	537,000	1500	16,792.	646,600	1,185,100	1,185,100	Year End Roll	12/18/2019
2019	101	FV	424,300	1500	16,792.	646,600	1,072,400	1,072,400	Year End Roll	1/3/2019
2018	101	FV	425,300	1500	16,792.	554,300	981,100	981,100	Year End Roll	12/20/2017
2017	101	FV	425,300	1500	16,792.	517,300	944,100	944,100	Year End Roll	1/3/2017
2016	101	FV	425,300	1500	16,792.	443,400	870,200	870,200	Year End	1/4/2016
2015	101	FV	252,300	1500	16,792.	397,200	651,000	651,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:15:00

LAST REV

Date	Time
10/03/18	14:58:35
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8390

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOEBELE LORYNE	1434-90		5/17/2013		710,000	No	No		
KOEBELE LORYNE,	1383-10		4/22/2010	Convenience	1	No	No		Loryne H Koebele dod 10/12/12
KOEBELE ELSA W	1292-108		11/2/2004			No	No		
	695-51		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2014	1355	Heat App	12,500					Installed a centra
7/22/2014	880	Addition	390,484					
3/5/1992	59	Manual	3,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS&NOTICE	BS	Barbara S
7/28/2014	Info Fm Prmt	PC	PHIL C
6/10/2009	Measured	189	PATRIOT
10/27/1999	Meas/Inspect	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68116
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16792		Sq. Ft.	Site		0	70.	0.55	4									646,633						646,600	

Total AC/HA:	0.38549	Total SF/SM:	16792	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	646,633	Spl Credit		Total:	646,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	2014
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.02974677
Const Adj.:	0.99989998
Adj $ / SQ:	102.964
Other Features:	115406
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560154
Depreciation:	2241
Depreciated Total:	557913

COMMENTS

NO FLOOR FOR ATC RANCH W/ATC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

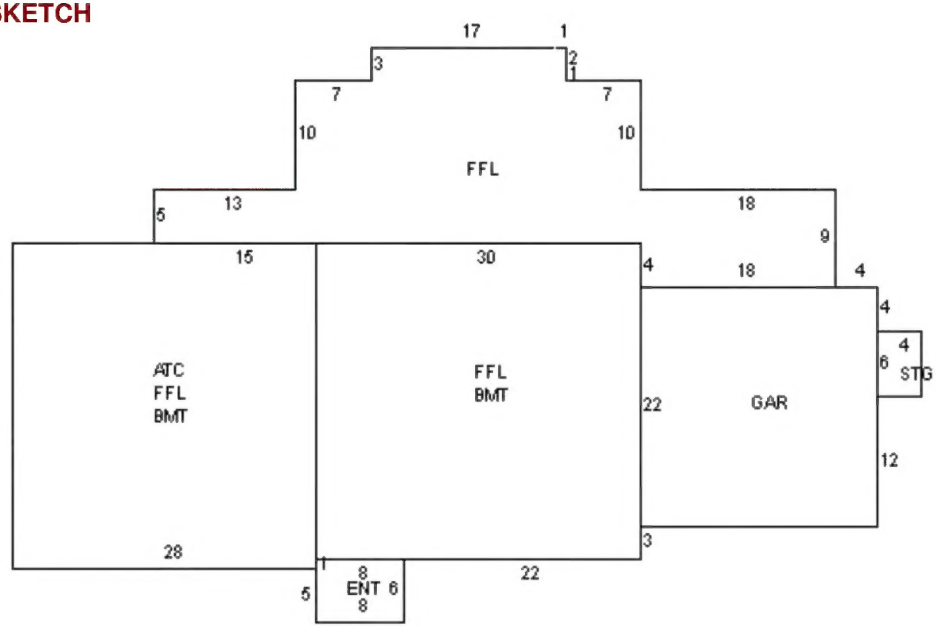
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	113.26
Special Features:	0	Val/Su Net:	110.89
Final Total:	557900	Val/Su SzAd	201.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,471	102.960	254,425
BMT	Basement	1,710	64.250	109,867
GAR	Garage	484	20.160	9,759
ATC	Attic	294	61.780	18,163
ENT	ENTRY	48	26.400	1,267
STG	Storage	24	14.330	344

Net Sketched Area:	5,031			Total:	393,825
Size Ad	2765	Gross Area	5577	FinArea	4010

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	GFB	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

107.0-0001-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	1960	6.00	T	40.8	101			400			400
19	Patio	D	Y	1	20X25	G	AV	1960	3.75	T	40.8	101			1,100			1,100
2	Frame Shed	D	Y	1	6X8	F	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500